

UNOFFICIAL COPY

Doc#: 1934049120 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 12/06/2019 11:35 AM Pg: 1 of 4

MAIL TO:

Brian Vicari & Michelle Vicari

5901 Timber Trails Blvd.

Western Springs, IL 60558

Dec ID 20191101635550

ST/CO Stamp 0-057-637-216 ST Tax \$891.50 CO Tax \$445.75

Mail Subsequent Tax Bills to:

Brian Vicari & Michelle Vicari

5901 Timber Trails Blvd.

Western Springs, IL 60558

TENANCY BY THE ENTIRETY

FIRST AMERICAN TITLE

FILE # 2982837 SPECIAL WARRANTY DEED

The party of the first part, as Grantor, **TIMBER TRAILS DEVELOPMENT COMPANY, LLC**, an Illinois Limited Liability Company, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, by and under power and authority of sole member entity **WESTERN SPRINGS DEVELOPMENT LP**, an Illinois limited partnership, by its General Partner, Brian P. Taylor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations receipt of which is hereby acknowledged in hand paid, does **GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY** unto to the party of the second part, as Grantee:

BRIAN VICARI and MICHELLE VICARI, husband and wife, of 5901 Timber Trails Blvd, Western Springs, IL 60558 (after sale), not as tenants-in-common, nor as joint tenants, but as tenants-by-the-entirety, and to their heirs and assigns and successors in interest, in fee simple, forever, the following described Real Estate situated in the County of Cook, in State of Illinois, described as follows, to wit:

LEGAL DESCRIPTION: ATTACHED AS EXHIBIT "A" HERETO.

ADDRESS: 5901 Timber Trails Blvd, Western Springs, IL. 60558

Permanent Tax Index Number: 18-18-403-013-0000

SUBJECT TO: Existing Covenants, Conditions, Easements and Restrictions of Record, Declaration of record, Association dues accruing after date of deed, and to General Taxes for the year 2019 and subsequent years.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and **WILL WARRANT AND DEFEND** against all persons lawfully claiming or to claim the same, by through or under it, subject to all liens and encumbrances that the party of the second part is obligated to discharge, and not otherwise.

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Legal Description: Exhibit "A"

LOT 53 IN TIMBER TRAILS SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 2005 AS DOCUMENT NO. 0530003135 AND CERTIFICATES OF CORRECTION RECORDED FEBRUARY 15, 2006, AS DOCUMENT NO. 0604634053, APRIL 20, 2006 AS DOCUMENT NO. 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NO. 0624031066 IN COOK COUNTY, ILLINOIS.

Address: 5901 Timber Trails Blvd., Western Springs, IL 60558

PIN # : 18-18-403-013-0000

Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 2019 first and second installments and subsequent years;
2. Special municipal taxes or assessments for improvements not completed and unconfirmed special municipal taxes or assessments;
3. Applicable zoning and building laws, ordinances and other agreements between Grantor and the Village of Western Springs, IL, or other governmental bodies;
4. The Community Declaration for Timber Trails of Western Springs recorded in the Office of the Recorder of Deeds for Cook County, Illinois on February 2, 2007, as Document No. 070334023, including any and all exhibits, amendments and supplements thereto;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record, including but not limited to, matters running with the subject property as cited in and reported on title commitment File No. 2982837, effective date July 9, 2019, including subsequent revisions and/or updates thereof, as reported by First American Title Insurance Co. of Warrenville, IL. 60555, incorporated herein by reference thereto; and
6. Acts done or suffered by Grantee.